



Minutes

**PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS
Pat Bryson Municipal Hall ~ 201 North Brushy Street
Leander, Texas**

Thursday ~ June 24, 2010 at 7:00 pm

**Place 1 Eric Zeno
Place 2 Marcie Cox
Place 3 Ronald Boots**

**Place 4 Clayton Rose
Place 5 Mark Bell-Chairman
Place 6 Betty Saenz
Place 7 Shiloh Rowe-Vice Chairman**

1. Call to Order
Meeting called to order at 7:00
2. Roll Call
All Commissioners were present except Vice Chairman Rowe
3. Approval of Minutes:
Regular Planning & Zoning Meeting: May 27, 2010
Motion made by Commissioner Cox to approve the minutes, seconded by Commissioner Saenz. Motion passed unanimously.
4. Citizen Communications - Three (3) minutes of time is allowed, per speaker
No citizens wished to speak.

PUBLIC HEARING

5. Zoning Case #10-Z-006: Hold a public hearing and consider action on the rezoning of a parcel located at 10824 E. Crystal Falls Parkway, for 17.257 acres more or less; Parcel # R051457. Currently the parcel is zoned LC-1-C (Local Commercial) and LI-3-D (Light Industrial) and is proposed to be zoned, SFR-2-B (Single Family Rural) Leander, Williamson County TX. Applicant: Ray Asbery, Property Owner.

a) Applicant Presentation

Ray Asbery, property owner, spoke on the purpose of the rezoning.

b) Staff Presentation

David Hutton, Director of Planning, discussed surrounding land uses and the applicants' request.

c) Open Public Hearing

**Chairman Bell opened the public hearing.
No citizens wished to speak.**

d) Close Public Hearing

Chairman Bell closed the public hearing.

e) Discussion

Commissioners had discussion.

f) Consider Action

Motion made by Commissioner Boots to approve the request, seconded by Chairman Bell. Motion failed two to four with Commissioner Zeno, Commissioner Cox, Commissioner Saenz and Commissioner Rose voting against.

Motion made by Commissioner Cox to make no recommendation on the zoning case to City Council, seconded by Commissioner Zeno. Motion tied 3 to 3.

Chairman Bell in the interest of time tabled the zoning discussion to the end of the meeting.

Chairman Bell moved back to this item after item #8

After discussion between the Commissioners and Ray Asbery, Mr. Asbery pulled his request for zoning.

6. Subdivision Case #10-CP-001: Hold a public hearing and consider action on the LISD Burleson Concept Plan, for 64.25 acres more or less; Parcel # R501510; located approximately 1,900 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179 on the south side of CR 179, Leander, Williamson County Texas. Applicant/Agent: Terry S. Reynolds, Project Coordinator/PBS&J on behalf of LISD.

a) Applicant Presentation

Terry Reynolds with PBS&J was present for questions.

b) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it meets subdivision requirements.

c) Open Public Hearing

**Chairman Bell opened the public hearing.
Philip Joseph spoke against**

d) Close Public Hearing

Chairman Bell closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

**Motion made by Commissioner Rose to approve the request,
seconded by Commissioner Saenz. Motion passed
unanimously.**

7. Subdivision Case #10-PP-002: Hold a public hearing and consider action on the LISD Burleson Preliminary Plat, for 64.25 acres more or less; Parcel # R501510; located approximately 1,900 feet to the east of the intersection of Ronald W. Reagan Blvd and CR 179 on the south side of CR 179, Leander, Williamson County Texas. Applicant/Agent: Terry S. Reynolds, Project Coordinator/PBS&J on behalf of LISD.

a) Applicant Presentation

Terry Reynolds with PBS&J was present for questions.

b) Staff Presentation

**Robin Griffin, Planner, stated that staff reviewed the
request and it meets subdivision requirements.**

c) Open Public Hearing

**Chairman Bell opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Bell closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

**Motion made by Commissioner Rose to approve the request,
seconded by Commissioner Saenz. Motion passed
unanimously.**

8. Subdivision Case #10-FP-002: Hold a public hearing and consider action on a final plat for the Fairways at Crystal Falls, Section 3, Phase 1 – Caprock at Crystal Falls Phase 1, for 24.167 acres more or less; Parcel #513843; generally located to the south of Crystal Falls Parkway, west of the intersection of Lakeline Boulevard and Crystal Falls Parkway, Leander, Travis County Texas. Applicant/Agent: Samuel D. Kiger, P.E. on behalf of Lookout Partners, L.P.

a) Applicant Presentation

Sam Kiger was present for questions.

b) Staff Presentation

Robin Griffin, Planner, stated that staff reviewed the request and it meets subdivision requirements.

c) Open Public Hearing

**Chairman Bell opened the public hearing.
No one wished to speak.**

d) Close Public Hearing

Chairman Bell closed the public hearing.

e) Discussion

No discussion took place.

f) Consider Action

Motion made by Commissioner Zeno to approve the request, seconded by Commissioner Saenz. Motion passed unanimously.

REGULAR AGENDA

9. Adjournment

Meeting adjourn at 8:10 pm

Mark Bell - Chairman

ATTEST:

Ellen Pizalate, Secretary